

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 26, 2016**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular Meeting at 7:00 p.m. at the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, Connecticut.

**1. Roll Call**

***Council Members***

Dr. Stewart Beckett III, Chairman  
Mr. Whit C. Osgood, Vice Chairman  
Mrs. Jill Barry  
Ms. Karen Boisvert  
Mr. Lawrence J. Byar  
Mr. Kurt P. Cavanaugh  
Mr. William T. Finn  
Mr. Thomas P. Gullotta  
Mrs. Cara T. Keefe

**(a) Pledge of Allegiance**

***Led by Mr. Cavanaugh***

**2. Public Comment.**

***Mr. Michael Stearns of 7 Cider Mill Road*** endorsed the proposal to demolish 1056 New London Turnpike saying that he didn't support the purchase but now that the town owns it, get rid of the eye sore.

**3. Special Reports.**

***None***

**4. Old Business.**

***None***

**5. New Business.**

**(a) Action on \$10,000 Contingency transfer – demolition of residential structure at 1056 New London Turnpike.**

Mr. Johnson reviewed his memo on the topic to the Council dated January 22, 2016. Vice Chairman Osgood said that the vote was 4-3 without a full council and failed to garner the required 5 votes. He said his opinion was unchanged, supporting paying the \$35K and making it back in 2 years versus the \$10K to demolish with no chance of getting it back. Mr. Byar supported the proposed motion to get rid of the liability for an empty building. Mrs. Barry agreed with Vice Chairman Osgood. Mr. Cavanaugh asked if there was anything paid out of

contingency yet. Mr. Johnson said that the tree plantings at the fuel cell at \$16K. Mr. Cavanaugh questioned if there was a light winter, they may be able to move the funds without using contingency. Mr. Johnson said that they rarely use all of contingency and that it is early in the winter right now. Mr. Gullotta said that it was a mistake to purchase the property, he feared it would be more to renovate than the \$35K and supported the demolition.

Mr. Johnson noted that they can use the building for training as questioned at previous meetings. Vice Chairman Osgood said that one reason the property was purchased to beautify the entrance to the High School and he didn't find leaving the garage as appealing. Chairman Beckett asked about the use for storage. Mr. Johnson said that they could use it for storage. Chairman Beckett noted that for a difference of \$25K, they could be making their money back in 16 months. He continued saying that this is why the town can't run as a business because no business would turn that up adding it is about how the council invests the town's money for the future. Mr. Finn said the house was grossly antiquated and the \$35K may get one person in there but it was not adequate as well as being at a very congested intersection. He supported the demotion and leaving the garage for storage. Mrs. Keefe did not support the demolition.

**Motion By:** Mr. Cavanaugh                      **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$10,000 transfer from Contingency for demolition of the residential structure at 1056 New London Turnpike, as described in a report by the Town Manager dated January 22, 2016.

**Result:** Motion carries by the following: {5-4-0}

<b>For:</b>	Ms. Boisvert, Mr. Byar, Mr. Cavanaugh, Mr. Finn and Mr. Gullotta
<b>Against:</b>	Chairman Beckett, Vice Chairman Osgood, Mrs. Barry and Mrs. Keefe
<b>Abstain:</b>	None

**(b) Discussion concerning town-owned former Slocomb Mill site.**

Mr. Johnson reviewed his memo on the topic to the Council dated January 22, 2016. Mr. Byar asked how much remained in the cap reserve for Slocomb Mill. Mr. Johnson said that they had enough for any of the proposed options. Mr. Byar confirmed with Mr. Johnson it could be done in this weather. He said that having had no issues to date, he didn't support temporary fencing but would support permanent fencing. He didn't support bringing the walls down to 12-18" saying that capping would do a lot more to preserve the walls. Mr. Gullotta said that there is no historic value in a rubble wall and even if they cap it, water will get in and destroy it. He also didn't see value in putting an expensive fence around it.

Ms. Boisvert asked if they had seen any activity that warranted fencing. Mr. Johnson said that he was concerned about people climbing and it being a liability for the town. Vice Chairman Osgood said that this was a mill from the late 1700's, early 1800's that was part of the Roaring Brook mill history. He said that the head of the Historical Society asked us to preserve it and the

cap is the same cost at 2' that it would be at 8'. He supported preservation. Mr. Byar echoed Vice Chairman Osgood saying it was not a lot of money and was a good use of tax dollars. Mr. Cavanaugh agreed with Mr. Gullotta and didn't want to spend any more time or money on it. Chairman Beckett said he would vote with Mr. Cavanaugh and Mr. Gullotta saying that he does believe it is historic but it is a 150 year old masonry wall.

**Motion By:** Mr. Gullotta **Seconded By:** Mr. Cavanaugh  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves the reduction of the remaining walls at the Slocomb Mill site to a height of 18-24".

**Disc:** Mr. Cavanaugh confirmed with Mr. Gullotta that the motion implied that no fence would be necessary if the wall height was reduced. Mr. Byar was saddened that the Council would not support a little money to retain history of the town. Mr. Cavanaugh confirmed with Mr. Johnson that they could use town forces. Ms. Boisvert asked if reduction of the walls left any liability. Mr. Johnson said that if the motion is supported, would they want to backfill to protect the area and felt there wouldn't be a liability.

**Result:** Motion carries by the following: {6-3-0}

<b>For:</b>	Chairman Beckett, Mrs. Barry, Ms. Boisvert, Mr. Cavanaugh, Mr. Gullotta and Mrs. Keefe
<b>Against:</b>	Vice Chairman Osgood, Mr. Byar and Mr. Finn
<b>Abstain:</b>	None

Chairman Beckett asked about giving direction regarding the backfilling. Vice Chairman Osgood suggested leaving that up to the discretion of Mr. Johnson. Vice Chairman Osgood asked what would be done to the granite facing. Mr. Johnson was unsure. Vice Chairman Osgood asked that it be brought before the Town Council before any action. Mr. Finn asked that the town work with the Historical Society prior to any activity.

**(c) Action on 2017-2021 Capital Improvement Projects – preliminary priorities for July 2016 funding (refer to Board of Finance).**

Mr. Johnson reviewed his memo on the topic to the Council dated January 22, 2016. Mr. Gullotta asked if they should express any concerns at this point in the process. Chairman Beckett said that they usually forward as is but he could make comments. Mr. Gullotta suggested they look long and hard at Grange Pool and he was unsure if they should take the next step. Mr. Johnson said that in the very near future, they will have to close Grange Pool, the bath house is outdated and it is not handicapped accessible. He noted it was given to the town in 1960 and renovated in 1978. He said the question is should they get the info on a new outdoor pool or continue to patch Grange Pool with the understanding that it will be closing.

Chairman Beckett asked if there were any steps they could take in between. Mr. Johnson said they could consider removing and replacing the pool container but they are left with an outdated bath house and a pool that is not accessible. He added that he worried if they did that extensive

of a project, it might trigger accessibility requirements but if they do nothing, they would end up scrambling with the loss of Grange Pool and no new pool in the future. Mr. Cavanaugh asked if there was an idea of numbers. Mr. Johnson said that it is a very popular destination and is always packed with swim lessons and recreational users. Mr. Gullotta favored putting money toward new pool saying that putting the money toward both doesn't make sense. Mr. Cavanaugh advocated proceeding carefully particularly if they think a replacement won't remain in South Glastonbury. Chairman Beckett said that he understands they will be looking at what it would take to keep Grange going in the short term as well as a study on the cost estimates for a new pool. Mr. Johnson noted that they proposed spending up to \$75K to evaluate the cost and potential to rebuild the container for Grange and in comparison, the cost to build a new pool complex. Mr. Finn confirmed that this was for a study and supported moving it to the Board of Finance.

Mr. Byar also supported moving this to the Board of Finance. He asked about black ledge dam. Mr. Johnson said that both the DEEP and the Army Corps required mitigation for the placement of rip rap at the boat house. He said knowing the dam would need replacement, the thought was to offer that as mitigation noting both supported dam removal for fish migration. Mr. Byar asked if it was a done deal. Mr. Johnson said that the details were not worked out between removal or stabilizing the shore and creating a fish ladder but they liked this project as mitigation. He said that if they have options the council would like him to explore, he would do that. Mr. Byar said that it is beautiful and would support maintain the historic dam to preserve.

Vice Chairman Osgood asked about the last time they updated the communications. Mr. Johnson replied saying 2006. Vice Chairman Osgood suggested putting money toward it this year and phase it in. Mr. Johnson said that the project was brought forward a little early, likely a 2019/20 project emphasizing that they don't want a vendor driven design. Vice Chairman Osgood asked about the pathway from Western Blvd to Hebron Avenue. Mr. Johnson said it was an STP program which transitioned to a new program and they are looking at 2017. Vice Chairman Osgood asked if the funding was allocated locally but Mr. Johnson said not yet. Vice Chairman Osgood asked about the Town Hall entrance given the other priorities.

Chairman Beckett said that if they are to replace the doors, they should also address the other issues and do the project. He suggested leaving it in. Ms. Boisvert agreed. Mr. Byar also agreed adding that it is a lot more than an addition, there are safety issues with the crossing of the roadway and they can realign the road with Douglas. Mrs. Barry agreed with leaving the town hall project in and added that the Grange Pool is always crowded plus the town summer camps go there. Mrs. Keefe agreed keeping the projects in place adding that the town hall project is more than aesthetics. She said it is about public access, energy savings, realignment of the intersection and more. She echoed the comments about the pool saying that they also had speakers advocating for more pool space.

Mr. Finn asked about the elevations and the site work as part of the project. Mr. Johnson said that he would get more information but the project makes sense to do together given the importance of the elevations in the planning of the addition. Mr. Finn confirmed with Mr. Johnson that the recommendation to the Board of Finance does not preclude their action in the future. Mr. Johnson added that the customer service work space being added is best accommodated at the entrance of town hall and they need to address the energy efficiency aspect as well as aligning the site. Mr. Finn expressed support to forwarding the projects to the Board of Finance but acknowledged Vice Chairman Osgood's concern about prioritizing a number of projects. Mr. Cavanaugh was comfortable sending to the Board of Finance saying he doesn't remember ever cutting at this point but added he was not convinced of the safety issue when there was previously a school on site with school busses entering and exiting.

**Motion By:** Mr. Cavanaugh                      **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby refers the 2017-2021 Capital Improvement Program to the Board of Finance for a funding report and recommendation, including the following preliminary project recommendations for fiscal year 2016-2017.  
**Result:** Motion passes unanimously {9-0-0}.

**(d) Action to schedule workshop to review Board of Education budget proposal – FY 2016-2017.**

Chairman Beckett polled the other Members and a consensus was reached in favor of scheduling the workshop at 7pm on Thursday, March 3, 2016.

**6. Consent Calendar.** *None*

**PUBLIC HEARING – 8:00 P.M.**

**NO. 1 \$275,000 TRANSFER FROM THE CAPITAL RESERVE-UNASSIGNED FUND BALANCE TO CAPITAL PROJECTS-INTERSECTION REALIGNMENT FOR THE HEBRON AVENUE/HOUSE STREET INTERSECTION IMPROVEMENT PROJECT**

Mr. Johnson reviewed his report to the Council dated January 22, 2016, noting that this is to handle the contribution from the developer of the adjacent parcel. Chairman Beckett called for public comment but no one spoke. Hearing nothing further, the hearing was closed.

**Motion By:** Mr. Cavanaugh                      **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$275,000 transfer from the Capital Reserve-Unassigned Fund Balance to Capital Projects-Intersection

Improvements at Hebron Avenue and House Street, as described in a report by the Town Manager dated January 22, 2016 and as recommended by the Board of Finance.

**Result:** Motion passes unanimously {9-0-0}.

**7. Town Manager's Report.**

Mr. Johnson reviewed his report to the Council dated January 22, 2016, noting the State mandated motor vehicle tax resulting in a bifurcated mil rate. Mr. Gullotta requested an update on the Golf Course expressing specific interest in how many people from town use it versus out of town. He also noted the berm proposal and said it would be great to have a walkway from the back parking lot. Mr. Cavanaugh thought it was mostly town vehicles that parked back there but Mr. Johnson noted that they were moved. Mr. Byar asked for another update from the representative at MDC. Mrs. Barry asked for an update on the potential to get revenues from the Golf Course concessions. Mr. Johnson noted that there is very little parking and there has been some success with take out in the past. He said that they can discuss but it may be a separate operator makes sense.

**8. Committee Reports. *None***  
**(a) Chairman's Report.**

**9. Communications. *None***

**10. Minutes**

**(a) Minutes of January 12, 2016 Regular Meeting.**

**Motion By:** Mr. Cavanaugh **Seconded By:** Mrs. Barry  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes submitted for the regular meeting held January 12, 2016.

**Result:** Motion carries by the following: {7-2-0}

**For:** Chairman Beckett, Vice Chairman Osgood, Mrs. Barry Ms. Boisvert,  
Mr. Byar, Mr. Cavanaugh and Mrs. Keefe,  
**Against:** *None*  
**Abstain:** Mr. Finn and Mr. Gullotta

**11. Appointments and Resignations. *None***

12. **Executive Session.**  
(a) **Potential property acquisition.**

*Not held*

13. **Adjournment**

**Motion By:** Mr. Cavanaugh

**Seconded By:** Mr. Gullotta

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of January 26, 2016, at 8:15 pm.

**Result:** Motion passes unanimously {9-0-0}.

Respectfully submitted,

***Kimberly Meanix Miller***

Kimberly Meanix Miller  
Recording Clerk

Stewart Beckett, III  
Chairman